



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: November 18, 2015 - Wednesday

Time: 9:09 a.m.

Present:

Commissioners Modugno, Smith, Louie, Pedersen

Absent: Commissioner Pincetl

Ex Officio Members:

Director of Public Works: Mr. Matthew Dubiel, Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

Forester and Fire Warden: Mr. Wally Collins, Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Smith representing the First Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Louie/Smith – That the agenda for November 18, 2015 be approved.

At the direction of the Chair, the agenda was approved with Commissioners Louie, Smith and Modugno in favor and Commissioner Pedersen being recorded as absent from vote (arrived at 9:15 a.m.) and Commissioner Pincetl being recorded as absent.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

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DIRECTOR/DEPUTY DIRECTOR

4. Mr. Glaser reported to the Commission that an appeal was filed to the Board of Supervisors on Project No. R2014-02565-(5) – To authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility which the Regional Planning Commission denied.

In addition, the Board of Supervisors approved the Vineyard Ordinance for the Santa Monica Mountains North Area Community Standards District (CSD). Vineyards in the SMMNA CSD will now be required to comply with best management practices for soil erosion, pest management, water conservation, and on-site water retention. New and expanding vineyards will also have to be sited to avoid sensitive habits and minimize impacts to scenic views, and will be subject to size and slope limitations.

MINUTES FOR APPROVAL

5. Motion/second by Commissioners Smith/Louie – That the minutes for October 21, 2015 be approved.

At the direction of the Chair, the minutes were approved with Commissioners Smith and Louie in favor and Commissioner Modugno being recorded as abstaining, Commissioner Pedersen as absent from vote (arrived at 9:15 a.m.) and Commissioner Pincetl being recorded as absent.

PUBLIC HEARINGS

Zoning Permits - North Section

Project Approved

6. (Continued from 09/02/15). Project No. R2012-02978-(5). Conditional Use Permit No. 201200166. Applicant: Residential Fund 1347, LLC. 36200 Paradise Ranch Road. Castaic Canyon Zoned District. To authorize the continued operation and maintenance of a 94-unit mobile home park in the R-R-DP (Resort and Recreation Zone – Development Program) Zone and within the Castaic Area Community Standards District. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.

Ms. Siemers informed the Commission that the existing water wells do not produce the necessary capacity for the project. The project site has been utilizing hauled water for the majority of the project's potable water needs.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - North Section

In addition, the applicant has agreed to abandon the existing water well located on the adjacent parcel, in lieu of tying the two parcels together. Staff is requesting revised conditions as follows: 1) a shorter grant term of five (5) years to allow the applicant and the County to reevaluate the appropriateness of utilizing hauled water for a residential use of this size; and 2) a condition requiring the abandonment of the well located on the adjacent parcel (No. 3247-005-034).

The applicant was not present nor any members of the public to provide testimony or comment.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt, pursuant to state and local CEQA guidelines.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission approve Conditional Use Permit No. 201200166 with revised findings and conditions of approval as stated above.

At the direction of the Chair, the item passed with Commissioners Pedersen, Louie, Modugno and Smith in favor and Commissioner Pincetl being recorded as absent. The appeal period for this item ends on Wednesday, December 2, 2015.

Zoning Permits - West Section

Project Approved

7. **Project No. R2015-01506-(2). Conditional Use Permit No. 201500056. Applicant: Alpine Village, Inc. 833 W. Torrance Blvd., Torrance. Carson Zoned District. To authorize a conditional use permit (CUP) to allow the on-site sale of beer and wine (Type 41) in a temporary tent facility for an annual Oktoberfest festival, and for the sale of alcohol at various locations in the Alpine Village complex in the M 1.5 (Restricted Heavy Manufacturing Zone). This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Mr. Seawards presented the staff report and clarified that the Oktoberfest event occurs over eight (8) consecutive weekends, and that the Sheriff's Department approves of the event as long as Alpine is required to continue to work with the department on security and safety issues, and hire extra Sheriff personnel as necessary.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

The applicant, Otto Radtke, and the applicant's representatives, Charles Moore and Steve Hunter presented testimony in favor of the project. The applicant requested that the Oktoberfest grant be extended to ten (10) years instead of five (5) years, that there be no expiration date for the grant related to alcohol sales at the newly expanded sales areas, and that the applicant be allowed to come back to the Planning Department if they decide to make changes in the location of the temporary tent, without having to get a new Conditional Use Permit (CUP). Three members of the public also spoke in support of the project.

Commissioner Louie asked the applicants to clarify that parking was not occurring in the neighborhood, and how many Sheriff personnel are on site during the event (5-7). In addition, Commissioner Louie asked staff how the new conditions from the Department of Public Health would address noise, and staff explained that a Memorandum of Understanding (MOU) would allow Public Health to levy fines, curfews, and other strict measures and that it has been very successful with other entertainment venues.

Commissioner Modugno asked that the first sentence of Condition No. 17 be used, the rest of No. 17 removed, and Condition No. 18 combined with No. 17. The revised condition would read: *The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A". In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.*

Staff clarified that the Department was agreeable to extending the Oktoberfest grant to ten (10) years, and that the conditions of approval, specifically Condition No. 17, allow for applicants to submit a Revised Exhibit "A" for future project changes that substantially conform to the CUP approval. There being no members in opposition, no rebuttal was required.

Motion/second by Commissioners Louie/Smith – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines.

Motion/second by Commissioners Louie/Smith – That the Regional Planning Commission approve Conditional Use Permit No. 201500056 with findings and conditions of approval as stated above.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

At the direction of the Chair, the item passed with Commissioners Louie, Smith, Modugno and Pedersen in favor and Commissioner Pincetl being recorded as absent. The appeal period for this item ends on Wednesday, December 2, 2015.

PUBLIC COMMENT

8. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

10. Commission/Counsel/Director Reports

Commissioner Louie requested that staff schedule a presentation regarding the homeless initiatives discussed at the meeting of November 5 with the Department of Housing. Staff responded that they will look into it and schedule at a future date.

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ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned in memory of Annie Lin, Supervising Regional Planner over the Field Offices Section, with responsibility for overseeing nine (9) field offices consisting of Antelope Valley, Arcadia, Calabasas, East Los Angeles, Firestone, La Puente, Lomita, Santa Clarita and South Whittier; Ms. Lin continued in her assignment as the Section head over the Field Offices for the remainder of her County service. The Commission adjourned at 10:05 a.m. to Wednesday, December 2, 2015.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Pat Modugno, Chair



Mitch Glaser, Assistant Administrator
Current Planning Division